

Ferguson Farm North East Subdivision							
ZONES	Low Density Residential Two Exception 57 – RES2-1(57) Zone	Medium Density Residential Exception 58 – RES3(58) Zone	High Density Residential Exception 59 – RES4(59) Zone	Institutional Urban Exception 60 – IU(60) Zone	Open Space Exception 61 – OS(61) Zone		
ONLY PERMITTED USES	i) a single detached dwelling ii) a semi-detached dwelling iii) a street townhouse dwelling iv) a public school v) a public park	i) a multiple-unit dwelling ii) a semi-detached dwelling iii) an apartment dwelling iv) a public school v) a public park	i) an apartment dwelling ii) a public school iii) a public park	i) a nursing home ii) a long-term care facility iii) a retirement home iv) an apartment dwelling in an apartment building with a vestibule containing central dining, recreational facilities and accessory business office v) a public school vi) a public park	i) a private trail		
R E G U L A T I O N S	Minimum Lot Area	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	
	Minimum Lot Frontage	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	As shown on the Registered Plan.	
	Minimum Yard Dimensions¹	All buildings and structures shall be erected within the Building Envelope delineated on Schedule 'C-9' of this By-law.	All buildings and structures shall be erected within the Building Envelope delineated on Schedule 'C-9' of this By-law.	All buildings and structures shall be erected within the Building Envelope delineated on Schedule 'C-9' of this By-law.	All buildings and structures shall be erected within the Building Envelope delineated on Schedule 'C-9' of this By-law.	Not applicable.	
	Maximum Gross Floor Area	Not applicable	Not applicable.	Not applicable.	Not applicable.	Not applicable.	
	Maximum Lot Coverage all Buildings and structures	45%	45%	30%	30%	Not applicable.	
	Maximum Coverage by Open Parking Area, Driveways & Vehicular Movement Areas²	10%	25%	25%	25%	Not applicable.	
	Minimum Landscaped Open Space	30%	30%	30%	30%	Not applicable.	
	Maximum number of dwelling units³	Block 2: 26 units Block 3: 40 units Block 6: 14 units TOTAL: 80 UNITS	Block 5: 45 units TOTAL: 45 UNITS	Block 7: 53 units Block 8: 48 units Block 9: 37 units Block 10: 27 units Block 11: 95 units TOTAL: 260 UNITS	Block 4: 180 units	Not applicable.	
	Maximum height of building	11 metres	14 metres	20 metres	14 metres	Not applicable.	
Other zone provisions	Not applicable.	Not applicable.	Not applicable.	Not applicable.	Not applicable.		

NOTE(S):

- When the lot area and/or frontage of any block shown on Schedule 'C-9' of this By-law is reduced by 10% or less as a result of the registration of a plan of subdivision the affected block or blocks may be developed for the uses permitted by the zone and the density of use permitted within the zone in accordance with the zone regulations. All other requirements of the zone, including setback requirements shall continue to apply to the zone.
- Uncovered parking areas may be permitted in all yards provided that no part of any parking area other than a driveway is located within 6.0 metres to any street line and is no closer than 3.0 metres to any side lot line or rear lot line or within 1.8 metres of any residential building located on the lot.
- Notwithstanding the maximum number of dwelling units per block, the units can be transferred from block to block provided it is within the same Zone and the total number of units within that Zone remains the same. The transfer shall not exceed a 15% decrease or 15% cumulative increase.